

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, APRIL 28, 2010

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: Van Armstrong, Program Manager, Land Use Review; Planners: Michael Elabarger, Sophia Fisher, Stephen Gardner, Pat Giglio, Rodion Iwanczuk, Ginny Rowen, Marchant Schneider; Jackie Brabble, Building & Development; Nancy Bryan, Recording Secretary.

1. PURC 2010-0001, REVIEW AND APPROVAL OF MODIFICATIONS TO THE TOWN OF PURCELLVILLE LAND DEVELOPMENT AND SUBDIVISION CONTROL ORDINANCE

The Planning Commission forwarded the Revisions to the Town of Purcellville Land Development and Subdivision Control Ordinance (LDSCO) to the Board of Supervisors with a recommendation of approval based on the Findings included in the Staff Report. (9-0).

2. SPEX 2010-0005, HAMILTON WELL 14, STONE EDEN PROPERTY

Public Comment:

- Brian O'Mara
- Maureen O'Mara
- Sherri O'Mara

The Planning Commission forwarded SPEX 2010-0005, Hamilton Well 14, Stone Eden Property to the Planning Commission for a worksession to address the proposed additions to the Conditions of Approval amended April 28, 2010, and that the Town will meet with the neighbors to review the proposed landscaping for the berm, and to review the existing monitoring plan. And further, that County staff meet with the concerned neighbors to review the monitoring plan. (9-0).

3. CMPT 2009-0008, T-MOBILE HARRISON PROPERTY

The Planning Commission approved CMPT 2009-0008, T-Mobile Harrison Property and forwarded the application to the Board of Supervisors for ratification, based on the Findings contained in the April 28, 2010 Planning Commission Staff Report and subject to the Commission Permit Plat dated August 10, 2009, revised through April 22, 2010. (9-0).

4. ZCPA 2009-0010, TOWNES OF EAST GATE PROFFER AMENDMENTS

Public Comment:

- Alan Kroll

The Planning Commission forwarded ZCPA 2009-0010, Townes of East Gate Proffer Amendment to the Board of Supervisors with a recommendation of approval subject to the Proffers dated April 6, 2010 and with the Findings contained in the April 28, 2010 Staff Report with the area of consideration for the proffered road improvements to be expanded to the west of Gum Spring Road and to the south of Braddock Road. (9-0).

5. ZRTD 2009-0003, STEEPLECHASE SPORTSPLEX

No Public Comment.

The Planning Commission forwarded ZRTD 2009-0003, Steeplechase Sportsplex to the Board of Supervisors with a recommendation of approval, subject to the Proffers dated April 6, 2010, and with the Findings contained in the April 28, 2010 Staff Report. (9-0).

6. SPEX 2009-0034, CMPT 2009-0015, WESTERN LOUDOUN SHERIFF SUBSTATION

Disclosure: Ms. Robinson and Mr. Bayless met with two Town Council Members, and Town Planning Commissioners on the site.

Public Comment:

- Kathleen Luckard
- Michael Hummel
- Mary Ann Graham
- Scott Ramsey
- John Heyner, Mayor, Town of Round Hill
- Virginia Ewing
- Kerem Baki

The Planning Commission forwarded SPEX 2009-0034, CMPT 2009-0015, Western Loudoun Sheriff Substation to a worksession. (9-0).

Issues for further discussion include a Town and County meeting to address questions and answers regarding an alternative site, after which time the Planning Commission will come to a conclusion of their own; staff explanation of Service Plans to understand the program requirements requested by the Sheriff's Department; parking spaces for out of County deputies; elimination of the loop road; building design; removal of community center element to decrease need for non-secured parking spaces; impact of car lights on nearby houses; bike trails and sidewalks; discussion by OTS regarding necessity of a turn lane; update on utilities; staff and applicant meet with the Town to address issues of the Town Plan in order to respond to future growth in this area, and determine whether an east-west road on the north side of the property is in the Town Plan, and whether the driveway is an inter-connecting road.

7. ZMOD 2008-0010, ASHBURN VILLAGE SHOPPING CENTER COMPREHENSIVE SIGN PLAN

Disclosure: Mr. Klancher met with the applicants last week and reviewed several items.

Public Comment:

- Doug Carlson

The Planning Commission forwarded ZMOD 2008-0010, Ashburn Village Shopping Center Comprehensive Sign Plan to a Planning Commission worksession for further discussion. (9-0).

Issues for further discussion include modification of two signs per tenant along the façade to one per tenant, or in the event of a larger tenant, one sign per column bay along that façade; reduction in size of drive-thrus; one double-sided real estate sign.

8. SPEX 2007-0021, STONESPRING MEDICAL CENTER

Public Comment:

- Dave Culbert
- Peter Klosky
- Lisa Freeman
- Barbara Munsey

The Planning Commission forwarded SPEX 2007-0021, StoneSpring Medical Center to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated April 28, 2010 and based on the Findings attached. (9-0).

9. ZCPA 2009-0007, ZMOD 2009-0004, BELMONT GLEN VILLAGE

Disclosure: Mr. Keirce met with Christine Gleckner regarding the application.

No Public Comment.

The Planning Commission forwarded ZCPA 2009-0007, ZMOD 2009-0004, Belmont Glen Village, to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated March 12, 2010 and the Findings contained in the April 28, 2010 Planning Commission Public Hearing Staff Report. (9-0).